

Attachment B
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ORDINANCE NO. 8924 (NEW SERIES)

AN ORDINANCE AMENDING THE ZONING ORDINANCE RELATING TO
LANDSCAPE PLAN REVIEW PROCEDURES

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The Board of Supervisors finds and determines that the following amendments will streamline and reduce the cost of the County landscape plan review procedure. The amendments made by this ordinance are intended to eliminate certain County plan check procedures for landscape plans prepared by licensed landscape architects and establish a landscape architect statement of compliance process for establishing that such plans comply with various ministerial County requirements. The ordinance amendments also clarify language in several sections of the Zoning Ordinance landscaping regulations.

Section 2. Section 6713 is hereby added to The Zoning Ordinance to read as follows:

6713 WHO MAY PREPARE REQUIRED LANDSCAPE PLANS.

Where landscape plans, including planting, irrigation, and water management plans, are required by the County, they shall be prepared by a California licensed landscape architect, registered civil engineer, architect or landscape contractor to the extent that his or her license allows.

a. Plans prepared by Landscape Architects.

1. Landscape plans, other than concept plans, prepared by a California licensed landscape architect shall include a signed statement of compliance (on all plan sheets) by the landscape architect. It shall state that the plans conform to accepted landscape architectural standards of practice and that they comply with the most current version of the following:
 - i. Zoning Ordinance landscaping requirements of Section 6712 et seq.;
 - ii. San Diego County Building, Electrical, and Plumbing Codes;
 - iii. San Diego County Landscape Water Conservation Design Manual, Applicant's Guide to Landscape Plans, and Landscape Water Management Plan Information Packet;
 - iv. San Diego County Regional Standard Drawings for irrigation and landscaping (Chapters I and L), or equal; and the
 - v. San Diego County Offstreet Parking Design Manual.

Landscape plans having this signed statement of compliance will not be subject to plan check by the Department for the items listed in this subsection. The required compliance statement is as follows:

"I find that this sheet conforms to accepted landscape architectural standards of practice and is in compliance with the requirements listed in

Section 6713a.1.(i. through v.) of the San Diego County Zoning Ordinance."

Notwithstanding the previous paragraph, the Department may monitor the adequacy of landscape plans and require corrections if needed. An hourly review fee may be imposed for County work rendered relating to necessary corrections on these items pursuant to San Diego County Administrative Code Section 362 (the fee ordinance).

2. Landscape plans prepared by a licensed landscape architect shall be submitted for a limited plan check by the Department if any of the following types of requirements relating to landscaping are applicable to said plans:

- i. Discretionary permit and/or subdivision map conditions or design requirements (including concept landscape plans);
- ii. California Environmental Quality Act mitigation measures;
- iii. San Diego County Community Design Guidelines; and
- iv. San Diego County Code, Excavation and Grading, planting and irrigation requirements (portion of Title 8, Division 7, Chapter 4);

An hourly review fee (pursuant to the fee ordinance) will be collected for this limited plan check.

- b. Plans prepared by Civil Engineers, Architects or Landscape Contractors. Landscape plans prepared by a civil engineer, architect or landscape contractor (to the extent that their license allows) shall be submitted for plan check by the Department with the required plan check fee.
- c. Noncompliance by Licensed Landscape Architects. A public record may be maintained by the Department of licensed landscape architects whose landscape plans fail to comply with the requirements of subsection a.1. above. Placement on the public record shall be for a period of 5 years. Landscape plans submitted by landscape architects listed on the record shall be required to undergo a complete plan check by the Department pursuant to subsection b. above.

Landscape architects being considered for placement on this public record shall be notified in writing of the alleged noncompliance with the requirements of subsection a.1. The landscape architect shall be given an opportunity to provide a written explanation of the alleged noncompliance to, and to meet with, the Director prior to a decision being made on whether to place the landscape architect on the public record. The Director's decision may be appealed to the Planning Commission pursuant to the Administrative Appeal Procedure commencing at Section 7200. The Department may also file a complaint with the State licensing board if the landscape plans of a landscape architect fail to comply with the requirements of subsection a. above.

Section 3. Section 6715 of The Zoning Ordinance is hereby amended to read as follows:

6715 WATER CONSERVATION REQUIREMENTS - APPLICABILITY.

All building permit applications for industrial, commercial, civic, or multi-family residential buildings or structures; all model homes; single family or multi-family residential developments with common areas; and all discretionary permit applications for the aforementioned types of land uses regulated in any manner by the provisions of this Zoning Ordinance shall be subject to

application to plant materials and seasonal use. The owner or the owner's agent shall be responsible for implementation of the water management plan. A Water Management Plan shall consist of the following elements: Statement of Site Conditions; Water Requirements; Water Delivery Systems; and, Summary of Water Conservation Methods and Water Savings. The detailed requirements of a water management plan are contained within the Water Conservation and Landscape Design Manual.

2. For all applications for model homes, the Water Management Plan shall indicate the nature of public information documents placed at each model home describing water conservation principles used in the landscaping of said model home. A sign shall be required to be placed at each model home indicating the use of water conservation landscaping and the Water Management Plan shall indicate the size and location of the sign.
3. When reclaimed water is available within the basin containing the project site or when a reclamation master plan indicating the availability of reclaimed water in the future has been adopted by either the County or a special district which governs the territory of the proposed project, the applicant shall incorporate the use of reclaimed water into the project design except in the vicinity of any location where food is served or consumed. In this case, the original project shall provide for a dual distribution system for all landscaped areas.
4. In the event of a declared water shortage, or mandatory or voluntary water conservation measure, the project shall comply with all water allocation programs adopted by state and local government authorities. In the event of any conflict between such programs and these regulations, the stricter conditions shall apply.

d. Statement of Installation Compliance Prior to Occupancy.

1. Prior to the issuance of a certificate of occupancy, or notice of completion, whichever is applicable, the applicant shall provide a statement of compliance by the preparer of the approved landscape plans that the landscape improvements have been installed in accordance with the approved landscape plan. Periodic inspections may be conducted by the Department to verify conformance and corrections may be required if needed.
2. The preparer of the landscape plans shall provide evidence of a laboratory soils analysis and that the recommendations were taken into consideration in the amendment, fertilization and drainage specifications.
3. Any changes that occur in the field due to site conditions or plant material availability must be submitted to the Director of Planning and Land Use prior to occupancy of the structure. Any change which would affect more than 10 percent of the landscape plan requires resubmittal of the landscape plan for review and approval (pursuant to Section 6713). All changes must be in compliance with County regulations and standards.
4. Installed landscaping found not to comply with approved landscape plans is subject to correction. Under such circumstances, the Department may require submittal and plan check of landscape plans and the payment of applicable review fees.

the outdoor water conservation measures required by these regulations. These measures shall be incorporated into project landscape plans.

Section 4. Section 6717 of The Zoning Ordinance is hereby amended to read as follows:

6717 APPLICATION PROCEDURE.

Applications subject to these regulations shall comply with the following:

a. Landscape Concept Plan.

1. If required by the Director of Planning and Land Use, a landscape concept plan shall be submitted to the Department at the time of project application. Landscape concept plans shall include the representation of site features, proposed plantings and the proposed method and type of irrigation. A concept plan is a generalized notion as to how the goal of water conservation will be attained. Concept plans are acceptable only for projects which are discretionary. The need for a landscape concept plan shall be determined by the Director of the Department of Planning and Land Use, or by the appropriate hearing body. Detailed landscape and irrigation plans will also be required at a later date.
2. For ministerial projects, or for discretionary projects which have been determined by the Director of Planning and Land Use not to require landscape concept plans, a concept plan may be provided to the Department for review and approval at the option of the applicant.

b. Landscape Plans.

1. All landscape plan applications shall include a plot plan, planting plan, irrigation plan, water management plan, details, specifications, notes, legends and water requirement schedule necessary for a complete landscape plan review in accordance with County standards.
2. Planting Plans shall include, but not be limited to, all existing plant material to be retained (called out by caliper size), a legend listing the common and botanical plant names and total quantities by container size and species, location and spacing of all plants, seed mixes with application rates and relevant germination specifications.
3. Irrigation plans shall be separate from the planting plan and shall be concise and accurate.
4. A fee, to cover all costs associated with these regulations, as referenced in Section 7602 shall accompany all building permit applications or discretionary permit applications which are submitted to comply with these water conservation requirements.

c. Water Management Plans for Landscape Plans.

1. A water management plan shall be submitted pursuant to Section 6715. The water management plan shall address water management procedures and equipment and their

Section 5. Section a. on Page 4 of the Water Conservation and Landscape Design Manual (which is authorized by Section 6712 of The Zoning Ordinance) is hereby amended to read as follows:

WATER MANAGEMENT PLAN

- a. The applicant shall submit a water management plan to the satisfaction of the Director of the Department of Planning and Land Use. The water management plan shall be submitted or plan checked pursuant to Section 6713 of the Zoning Ordinance. The water management plan shall address water management procedures and equipment and their application to plant materials and seasonal use. The owner or his agent shall be responsible for implementation of the water management plan.

PASSED, APPROVED and ADOPTED this 17th day of June, 1998, by the following vote:

AYES: Cox, Jacob, Slater, Roberts, Horn

NOES: None

ABSENT: None

GREG COX, CHAIRMAN

Board of Supervisors, County of San Diego,
State of California

ATTEST my hand and the seal of the Board of Supervisors this 17th day of June, 1998.

THOMAS J. PASTUSZKA
Clerk of the Board of Supervisors

By *Adair Gomez*
Adair Gomez, Deputy



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APPROVED AS TO FORM AND LEGALITY
COUNTY COUNSEL

BY *Paul Mahoney*
DEPUTY 6/15/98